

April 15, 2015

Ms. Juanita Perry SNAPS Specialist Office of Special Needs Assistance Programs U.S. Department of Housing & Urban Development 451 7<sup>th</sup> Street, SW, Room 7262 Washington, D.C. 20410

RE: GSA Control No. DC-496-1

49 L Street Warehouse

49 L Street, SE

Washington, DC 20003

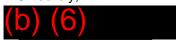
Dear Ms. Perry:

The property identified on the enclosed checklist has been reported excess to the needs of the General Services Administration and we will be handling its disposal. Provided for your review is a copy of the Asset Checklist and a photo of the facility. The property is composed of a 1-story 32,013 gsf warehouse with some office areas as seen on the attached aerial photo. The property is currently undergoing the Federal screening process, which ends on 13 May 2015. To date, no Federal agency has expressed a desire to acquire this site.

Pursuant to the provisions of the Stewart B. McKinney Homeless Assistance Act, please review this property for suitability as a facility to assist the homeless and advise me of your determination. We will advise you in writing of any expressed interest during the Federal screening process. If there is no Federal interest, and should you determine the property suitable, it would be available for publishing in the Federal Register.

If you need additional information concerning the property, please contact me at 202.401.5806 or <a href="mailto:tim.sheckler@gsa.gov">tim.sheckler@gsa.gov</a>.

Sincerely,



Tim Sheckler, Director Real Property Utilization & Disposal Division National Capital Region

**Enclosures** 





cc: David Stinson, GSA

## Title V Property Survey Federal Property Information Checklist (Rev. 11/89)

msu	ructions: 1) 2)	Use this for Complete al	m Il items below or the	checklist will be ret	urned for comp	pletion		
Date	e 4/10/2015	Property II	D# (HUD will	assign)				
		DING AGENC <b>L Street</b> name)	CY GSA	GSA (Installation, if applicable)				
3.		,	or, if none, brief descr <b>Washington</b> County	ription of how to lo  DC  State	cate property	<b>20003</b> Zip		
4.	DC0053ZZ	•	GSA Inventory Con	trol Number (If av	ailable)			
5.	PREVIOUSLY RI Determinati			⊠ No ole by HUD				
6.	PROPERTY DES€  ☐ Building		nt Land   Oth	Date				
	A. Current status:  Unutilized  Excess  Underutilized  Surplus  If Excess or Surplus, GSA Disposal Control No.  DC-496-1							
	B. If underutilized, type of underutilization: (describe)  Portion Seasonal Intermittent Other C. Predominant surrounding land use: Office / Residential D. Unusual physical features or None							
	E. Legal constraints (right of entry, covenants, permits, licenses, etc.)  Subject to temporary crane swing easement (attached) for owner of 50 M St, SE. Easement allows access to the building for construction of adjancent building, structural modifications to the 49L street roof, as well as building monitoring. Easement is for 18 months from Feb 2015							
	F. Other (comment	s):						

8.	MEETS POTENTIAL  Yes No Yes No  A. Operating sanitary facilities
	MEETS POTENTIAL Yes No Yes No  E. Heating facilities adequate
9.	VACANT LAND  A. Size: N/A
10.	VACANT LAND CONDITION: Meets or has the potential to meet the following criteria:  MEETS POTENTIAL  A. Operating sanitary facilities
11.	ACCESS  A. Does this property have public access?  Yes  No If yes, how (road, other) road If no, indicate:  i. miles, distance to the nearest road ii. type of terrain iii. miles to the nearest town/city iv. accessible by public transportation: Yes No Type:  B. Indicate any restrictions on access (hours, etc.)

12.	ENVIRONMENTAL SUITABILITY							
A. Is the property subject to contamination by toxic or hazardous materials or waste? Yes No Identify the basis for determination (submit documents)  Phase II ESA								
		If yes, also identify:						
		i. Nature of contaminants						
		Hydrocarbons						
		ii. Location of contaminants Soil / Groundwater						
		iii. Extent (percentage of building or number of acres affected) of contaminants: 5% site						
	<ul> <li>iv. Any scheduled clean-up plans (including projected date of completion and estimated cost, if known)</li> <li>None required</li> </ul>							
	B. Is an industrial, commercial or Federal facility handling flammable or explosive material (excluding underground storage) located on the property or within 2,000 feet of its boundary? (Exclude underground storage, gasoline stations, tank truckers, and any above-ground container(s) with a capacity of 100 gallons or less of such materials.)  If yes, indicate:  i. Number of acres located more than 2,000 ft. from such ii. Nature of the facility and material							
	If D. Is a I just Is E. Is jee	any portion of the property located within an airport runway clear zone?						
		dicate: ) Basis for determination (submit document): Building Evaluation Reports / Phase I report						
	(2	Asbestos Pipe Insulation / Floor tile / misc asbestos debris Lead paint on exposed structural steel / mold / possible PCBs in light ballasts						
	(3	Extent of condition: Fairly prevelent						
	(4	) Location of condition:  Various locations throughout the building						

	F. Are there any other known environmental conditions which could affect or be impacted by the occupancy of the property (e.g., endangered species, wild and scenic rivers, wetlands, historic properties, storm water runoff, etc.)?
	If yes, for each: (1) Describe the environmental condition:
	(2) Describe the potential impact
	(3) Basis for the determination (submit document):
13.	SECURITY  A. Is the property located in a secure facility to which the general public is denied access?  B. If the answer above is yes, can alternative access be provided for the general public without compromising security requirements:  Indicate method of providing access:
14.	LIMITATIONS ON USE  A. Are there now, or are there anticipated to be, any other limitations not previously described  Yes  No on the use of this property to assist the homeless for a period of one year or more?  B. If yes, describe the limitation:  The building is subject to a crane swing easement (attached) that requires and permits access by the adjoining property owner for structural modifications, and building monitoring. This agreement runs for approximately 18 months from Jan 2015.  Does the limitation currently exist:  Yes  No  If no, when will any limitation take effect?
15.	CHECKLIST CONTACT PERSON: Tim Sheckler Name Director, Real Property Utilization & Disposal Div. Title  Telephone number: FTS
	Date Prepared: 4/10/2015

## 49 L Street Existing Building Conditions

The building is generally in poor condition. The building has been effectively mothballed since 2009, and there are problems with the electrical and water systems of the building. The current roof leaks and is in need of extensive structural repair / replacement. The air conditioning units have been stolen off the building. Although a formal engineering assessment has not been completed, there are cracks in perimeter walls that could be minor earthquake damage. A Feb 2015 building inspection estimated the cost to rehabilitate the building to allow basic occupancy at ~\$4,000,000. This was conducted by a general contractor by request of GSA in response to a request to outlease the building to a private party. GSA declined this request due to the poor condition of the building.

